



Department of Environmental Quality

To protect, conserve, and enhance the Quality of Wyoming's environment for the benefit of current and future generations



RO8-21-A-004

Mark Gordon, Governor

Todd Parfitt, Director

NARRATIVE INFORMATION SHEET FY2021 EPA Assessment Coalition Grant

1. Applicant Identification

Wyoming Department of Environmental Quality
Voluntary Remediation Program
200 W. 17th Street, 4th Floor
Cheyenne, WY 82002
<http://deq.wyoming.gov/>

2. Funding Requested

a. **Assessment Grant Type:** Coalition

b. **Federal Funds Requested**

(i) *Requested Amount:* \$600,000

(ii) *Federal Funds Requested Waiver:* No waiver is requested.

3. Location

Wyoming is the target area for the Grant, with several priority brownfield sites in the City of Laramie, City of Green River, and Goshen County, and numerous potential brownfield sites across the state.

4. Property Information For Site-specific Applications

This application is for an Assessment Coalition Grant and does not apply.

5. Contacts

a. **Project Director:**

Cindi Martinez, Brownfields Program Supervisor
Wyoming Department of Environmental Quality
Voluntary Remediation Program
200 W. 17th Street, 2nd Floor, Cheyenne, WY 82002
Phone: (307) 777-2948, email: cindi.martinez@wyo.gov

b. **Highest Ranking Official:**

Todd Parfitt, Director
Wyoming Department of Environmental Quality
200 W. 17th Street, 4th Floor, Cheyenne, WY 82002
Phone: (307) 777-7755, email: todd.parfitt@wyo.gov

6. Population

With only 99 incorporated municipalities in 23 counties and a population density of approximately 6 people per square mile, most Wyomingites consider the entire state as a single contiguous rural community. The population of Wyoming is 578,759, with fewer than 100 people in remote, unincorporated areas and up to 64,235 in Cheyenne, the most populous municipality. Priority brownfield sites are located in the City of Laramie (population: 32,711), City of Green River (population: 11,759), and Goshen County (population: 13,211). (Data sources are 2019 estimates from the U.S. Census Bureau.)

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	Page 2
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1
The priority site(s) is in a federally designated flood plain.	Page 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Page 8

8. Letter from the State or Tribal Environmental Authority

As the state environmental authority, the Wyoming Department of Environmental Quality/Voluntary Remediation Program (WDEQ/VRP), with an active and successful brownfields program, has the authority to apply for and manage this Grant.

NARRATIVE FOR THE FY2021 EPA ASSESSMENT COALITION GRANT

1. Project Area Description and Plans for Revitalization

a. Target Area and Brownfields

(i) Background and Description of Target Area

Wyoming's western character and untamed landscapes draw numerous tourists every year, making a significant contribution to the state's economy. There is potential for economic growth in the recreation sector for Laramie, as gateway to Medicine Bow National Forest, and Green River, as gateway to Flaming Gorge National Recreation Area. Popular outdoor activities include fishing, mountain biking, hiking, and camping. Downtown areas draw visitors seeking a Wild West flavor. The recent downturn in the state's overall economy has led to an increase in underutilized properties, threatening the historical charm that exists in many communities across the state. Furthermore, some of these properties have old buildings that may pose a risk to human health and the environment if they remain vacant and become dilapidated. Wyoming's economy relies primarily on mineral extraction and ranks nationally in the top ten for production of coal, natural gas, and crude oil. However, the substantial decline of coal production over the last decade, a halt to drilling for natural gas, and, more recently, the significant drop in oil prices has resulted in a loss of Wyoming's largest contributors to jobs and revenue. This decline in the energy sector preceded the national and state emergency response to the COVID-19 pandemic. Since then, oil production has all but ceased, and coal is experiencing a more fundamental change as coal-fired power plants are retired due to the low price of natural gas coupled with increasing competition from renewable energy sources. Boom and bust cycles are typical of oil and gas markets, but as stated by Governor Gordon in a letter to state employees on June 4, 2020, "Never before has our state revenue evaporated so completely." Now, more so than in the past, mineral extraction is at the whim of global markets.

Many of Wyoming's 23 counties experienced precipitous drops in sales tax revenues in the first three quarters of 2020, in some cases up to 40%. Cities and towns are at the mercy of the State Legislature to allocate funds, and the empty state coffers do not bode well for those towns and cities, most of which have no additional revenue sources. The end result is employee layoffs in all local government sectors, reductions in services across the board, and limited business diversity that's needed to bring new life to fading towns. Towns, cities, and counties have virtually no resources to address brownfield properties, blighted areas, or upgrades to historic places. A wait-and-see perspective without a viable action strategy is not an acceptable approach in this devastating economic downturn. Assessment and redevelopment planning under the Grant will ensure that brownfields are ready for reuse, while enabling resource conservation and allowing Wyoming's wide-open spaces to be used for wildlife, recreation, and other long-term, sustainable enterprises.

(ii) Description of the Priority Brownfield Sites

The Voluntary Remediation Program (VRP), as Grant applicant and Coalition Lead, along with the Coalition Partners, Goshen County Economic Development Corporation (GCEDC), City of Green River, and Laramie Mainstreet Alliance (LMA), identified priority brownfield sites as a means to stimulate revitalization in their communities. Redevelopment of these sites will continue the momentum from past assessment and redevelopment projects, moving these communities toward revitalization and long-term economic sustainability.

The City of Green River determined that the central business district and the corridor along the Green River are community assets that have significant potential for economic growth through redevelopment. Among the brownfields in the City of Green River are three priority sites: Green River Mercantile Building (GRMB), Stanley Hotel/Isis Theater, and old Water Treatment Plant. The GRMB was built in 1905, and was home to the oldest businesses in Sweetwater County. The businesses housed in the GRMB only recently closed, leaving the building unoccupied for the first time in over 100 years. Construction of the Stanley Hotel and Isis Theatre began in 1919. The Isis operated until the 1970s, and now sits vacant. The old Water Treatment Plant (WTP), immediately adjacent to the Green River, was a source of water for the city and much of Sweetwater County for over 100 years, but is no longer in use. Even if

the structural integrity precludes reuse of the old WTP, knowing its hazardous material content (e.g., asbestos and lead-based paint ('LBP')) will be important for demolition efforts to pave the way for area-wide planning. The old WTP property is a keystone for riverfront development that includes public access for recreation.

A priority brownfield site in Laramie is the Kuster Hotel, built in 1869. Over the years, the building has served as a hotel for railroad workers and cowboys, a stage, and bus depot. The property was recently purchased with the vision of creating downtown residential units. Redevelopment is stalled, as the current owner needs assistance to assess hazardous building materials (e.g., asbestos and LBP). LMA has identified several other potential brownfields in the Downtown area, along the 2nd and 3rd Street corridors. Some of these properties are located along the Laramie River and in the 100-year flood plain. Recent uses for these properties have included industrial laundry, junkyard, gas station, retail, carwash, and repair shop. Some are now for sale and/or vacant. The assessment and redevelopment potential of these properties is focused on tourism, economic revitalization of downtown Laramie, and community health.

For decades, Goshen County has experienced a declining population and economic base, primarily due to young adults moving elsewhere for better paying jobs and sound economic and social conditions. Torrington (population 6,624), the largest municipality in Goshen County where agricultural roots run deep, is home to the Eastern Wyoming College with an average enrollment of approximately 1,600 students. GCEDC has identified a salvage yard, north of Torrington, as a priority brownfield site that may have an array of contaminants from petroleum hydrocarbons, chlorinated solvents, and heavy metals that may be present in soils and groundwater. The poor state economy combined with recent closures of two large facilities in Goshen County are hard hits to the area that could result in additional brownfield sites. Ongoing conversations with GCEDC will ensure that every eligible site is considered under the Grant.

The VRP maintains a statewide inventory of potential brownfields, including unused school buildings and other state facilities that will provide community benefits. The Coalition will gather input from community members and prioritize these and other sites for assessment and redevelopment planning based upon their contribution to historical character and tourism to ensure lasting economic benefits to the community.

b. Revitalization of the Target Area

(i) Reuse Strategy and Alignment with Revitalization Plans

The Coalition's reuse strategy focuses on promoting healthy, vibrant communities for Wyomingites that will also attract businesses and workers to the state. Public engagement will help communities understand **why** it is important to 1) pivot away from a passive acceptance of abandoned facilities and blighted properties, 2) change the perception that there are plenty of undeveloped lands to develop during the next boom cycle, and 3) begin to act on every opportunity to diversify the economy with innovative and previously untapped markets. Assessment will help stakeholders understand **what** are the issues, if any, that complicate reuse of each brownfield. Redevelopment planning will specify **how** each brownfield will be made safe and ready for reuse, while unleashing the maximum economic potential for the community.

The Coalition's reuse strategy aligns with the 2012 *Comprehensive Master Plan* that the City of Green River established for its target area. Their goals include: 1) preserve the unique history and culture; 2) enhance connectivity between the downtown and riverfront; 3) add vibrancy and activity; and 4) stimulate investment through redevelopment and targeted infill. Revitalization momentum of Green River has already started with the completion of a recent slum and blight study, formation of a Beautification Committee, added signage for visitors to the area, and successful completion of cleanup of the Historic Depot under an EPA Cleanup Grant. Reuse of priority brownfield sites in the downtown and riverfront areas are part of this Coalition Partner's calculated plan for reinvestment, beautification, and redevelopment on the north side of the community.

The Coalition's reuse strategy further supports the Laramie 2015 *Comprehensive Plan* that identifies a desire for healthy lifestyles, affordable recreational opportunities, environmentally sensitive industries, and local business growth. Priority sites for this target area are downtown, which is referred to as the "civic heart and soul of Laramie" that will foster a sense of pride in community and a desire to live, work, play, and invest in Laramie. The Grant will enable LMA, as a Coalition Partner, to further their efforts that are set forth by their policy to "consider preservation planning as a component to the success of downtown", "consider strategic community partnerships around a common vision", "identify grants to aid building owners", and "challenge Laramie to think creatively".

Goshen County's *Land Use Plan* places high importance on environmental quality with a goal to maintain, improve, and protect air, water, and land resources. In addition, land use analysis considers economic and social factors that will create a balanced economy. While a wide range of land use activities are accommodated, there is sensitivity toward preserving agriculture, retaining rural character, and avoiding potential adverse effects from adjacent properties. Not only does the salvage yard in this target area pose a threat to environmental quality, but it is an eyesore for the surrounding rural residential community.

(ii) Outcomes and Benefits of Reuse Strategy

The already volatile Wyoming economy has suffered serious blows. Cities and towns across Wyoming, as well as public schools, will suffer from a lack of state distributions of mineral royalties and severance taxes. Communities, such as Laramie and Green River that rely on tourism dollars and Goshen County that might otherwise be stabilized by agriculture, are losing hope. Wyomingites are concerned about how long until there is a strong economy again, what form might the new economy take, and how to prevent further decline in the meantime. With a keen focus on the objectives of the Grant, the Coalition will help keep Wyoming communities from turning into dilapidated ghost towns.

Priority and potential brownfield sites cover approximately 1,100 acres of reusable land within the corporate limits of Green River and Laramie. Putting these sites to reuse will limit urban sprawl and preserve greenfields for recreation and tourism. Twenty-five communities in thirteen counties across Wyoming, including Laramie and Goshen County, are designated as qualified Opportunity Zones. Assessment and investment in unique properties in these areas, ultimately resulting in occupied buildings in downtown Green River and Laramie will amount to thousands of dollars in property tax for local governments, as well as, tax benefits for the investors. Several of these buildings have historical value that is desirable to both visitors and residents. Reuse of these sites will directly stimulate local economies through job creation and revenue from tourism.

c. Strategy for Leveraging Resources

(i) Resources Needed for Site Reuse

The VRP has supported EPA targeted brownfields assessments at numerous sites across the state. The VRP is currently conducting work in Goshen County under the Small Community Technical Assistance Grant that was awarded under the Section 128 (a) State and Tribal Response Program (SRP) grant. Without further assessment funding, work in this County, as well as in the other target areas, will stall and momentum will be lost. Assessment and cleanup projects have been completed in Laramie and Green River under separate and past EPA grants. If awarded this Grant, the Coalition will commit to preparing the priority brownfield sites for reuse, from the assessment phase through planning for redevelopment, including cleanup. Kansas State University Technical Assistance to Brownfields is a committed and valuable partner to the VRP that can support Grant activities by providing workshops, reuse visioning meetings, resource funding roadmaps, preliminary economic analyses, and webinars. In total, that would amount to thousands of leveraged dollars. The Wyoming Brownfields Revolving Loan Fund (WBRLF) that was awarded to the Wyoming Department of Environmental Quality (WDEQ) and Wyoming Business Council (WBC) in 2018 is one of several funding sources that can be leveraged for cleanup of a brownfield site that has been assessed and identified as having an economically viable redevelopment plan. Other grant opportunities are available from the U.S. Department of Agriculture, Wyoming

Department of Transportation, WBC, and Office of State Lands and Investments to support redevelopment projects. Furthermore, the VRP will assist any eligible entity in applying for an EPA Cleanup Grant.

(ii) Use of Existing Infrastructure

Existing power grids and roads exist across Wyoming. Usable potable water and sewer systems are widely available in the target areas. Any redevelopment plan that requires water improvements can utilize state and county resources, such as the State Drinking Water Revolving Loan Fund. Landfill operators in Wyoming are experienced with the safe management of asbestos waste streams, including building materials and contaminated soils. Using local landfills during cleanup and abatement activities will keep transportation impacts to a minimum. Reuse of buildings at priority brownfield sites will ensure conservation of resources and a reduced carbon footprint, compared to that of new construction.

2. Community Need and Community Engagement

a. Community Need

(i) The Community's Need for Funding

Over the past several years, many cleanup projects completed under the VRP Brownfields Assistance Program (BAP) have led to economic revitalization in small communities across Wyoming. Despite this success and so much work left undone, the Wyoming Legislature cut regular funding to the BAP. The VRP represents all Wyoming citizens, especially those in unincorporated rural communities and small municipalities that simply do not have the resources to fund, nor the capacity to see, redevelopment projects through from start to finish. Budget constraints have trickled down from the state level and impacted the ability for local governments to provide basic services and maintain a bare-bones staff. Not only does the VRP have staff that can apply for the Grant, but also the experience to manage a cooperative agreement and technical contract under the Grant. Furthermore, as Grant lead, the VRP provides the added value of efficiency that will result in stretching Grant dollars to reach more communities across the state. Ultimately, the Grant will give the VRP the ability to regain momentum with our commitment to economic revitalization projects at a time when it is most needed.

(ii) Threats to Sensitive Populations

	National	Wyoming	City of Laramie	City of Green River	Goshen County
Population over 65 years old	16.5%	17.1%	8.9%	12.2%	22.3%
Mortality due to chronic lower respiratory disease ²	40.9	53.8 (9 th in US)	N/A	N/A	N/A
Mortality due to cancer ²	156.7	135.1	134.2 ¹	139.2 ¹	134.2 ¹
Suicides ²	14.2	25 (2 nd in the US)	32.6 (Albany County)	23.6 (Sweetwater County)	>5
Uninsured	8.9%	10.5%	7.4% (Albany County)	12% (Sweetwater County)	12.3%
Poverty	11.8%	11.1%	25.9%	12.4%	12.9%
Fatal occupational injuries ²	3.5	11.5	N/A	N/A	N/A

NOTES: N/A Not Available; Highlighted data exceed national data; ¹Data provided across multiple counties; ²Rate per 100,000 people; Data sources are U.S. Bureau of Labor Statistics, U.S. Census Bureau, Centers for Disease Control and Prevention, and State of Wyoming Department of Health

Health and Welfare of Sensitive Populations: Financial crisis undoubtedly exacerbates a wide range of negative social impacts. Several Laramie Census Tracts (9629, 9630, 9631, 9634, 9635, 9636, 9637) experience persistent poverty for more than 20% of the population. Green River experiences a poverty rate just under 20% for Census Tracts 9706.01 and 9707. Poverty in Goshen County ranges from 9.1%

to 12.1%. With the recent decline in revenue from mineral extraction and pandemic-related hits to recreation and agriculture, poverty will likely increase and persist. (Data source: 2014-2018 ACS). National statistics from 2019 show that 19% of adult Wyomingites suffer from alcohol abuse. Suicide rates in Wyoming rank 2nd in the U.S., and frequent mental distress is on the rise. Restoring vitality to local communities will provide a stabilizing influence on the economic crisis and dire social conditions that plague Wyoming.

Greater than Normal Incidence of Disease and Adverse Health Conditions: Health issues in Wyoming include a high rate of lower respiratory disease that pose a greater risk of health effects when exposed to hazardous air pollutants, especially asbestos. Furthermore, uninsured rates are higher in Wyoming than the rest of the U.S., making it impossible for early diagnosis, let alone to receive regular and costly treatment of disease. Activities under the Grant will ensure proper management of any asbestos and other hazardous materials from old buildings, thereby making a safer workplace for any type of employee in a state that ranks above the national average for occupational injuries.

Disproportionately Impacted Populations: With a rapidly aging population, Wyoming cancer incidence and mortality rates are highest for people over the age of 65. Rural, aging populations have a unique set of challenges, including longer travel distances to medical care facilities with limited services and higher costs. Revitalization of the economy will allow state and local budgets to once again provide adequate medical services for the elderly.

Historical buildings at the priority brownfield sites have an especially high potential of falling into disrepair and releasing hazardous contaminants, such as asbestos, lead, mercury, polychlorinated biphenyls (PCBs), into the environment. Without proper assessment, cleanup, and planning, these properties diminish the quality of life for nearby residents and pose potential health risks to sensitive populations, including asbestos exposure to unsuspecting construction workers. This is of particular significance in Laramie, where over two dozen properties have been identified and need to be assessed for hazardous materials, in order to provide safer and more accessible housing for low-income students and others in the community. The Grant objectives mesh perfectly with EPA's stated goals of sustainable and equitable outcomes, as the projects will support greener and healthier neighborhoods by identifying locations and amounts of hazardous materials in buildings and in environmental media, and mitigating risk through appropriate abatement measures; by improving recreational access and preserving open and green space, and reducing the economic impacts that blighted parcels may present. Assessment, cleanup, and, ultimately, reuse of brownfield sites will directly improve the quality of life for Wyomingites by creating a healthier environment with direct benefits of stimulating the state and local economies.

b. Community Engagement

(i) Project Involvement

As community leaders, the Coalition Partners will conduct community outreach, identify backlogged brownfields, and secure property access for Grant activities. LMA has over 15 years of experience in projects that enhance economic and social vitality in the community that relies on public engagement and fostering of relationships. The Green River Coalition Partner has past experience working collaboratively with WDEQ, under an EPA Cleanup Grant, to cleanup the Historic Depot, and is now moving forward with redevelopment plans to benefit local businesses, residents, and visitors to the area. GCEDC has decades of experience with growing the local economy. They have strong support from local business and industry, city and county government, and its citizens, who were the first in Wyoming to approve a sales tax for economic development. Prior to commencement of work under the Grant, the Coalition will develop a memorandum of agreement (MOA) that sets forth the roles and responsibilities for the Coalition Partners, a schedule of activities to be completed, and methods for communication. Coalition Partners that are committed to being involved with this Grant project are outlined in the following table. The City of Laramie will serve as a Grant Partner to engage the community and identify additional sites. The Sweetwater Economic Development Coalition will support the Grant project in Green River, and assist with making local contacts and conducting outreach. The Green River Chamber

of Commerce will play a supporting role to the Grant project in retention and expansion of existing businesses, ensuring infrastructure is in place. The Sweetwater County Conservation District will facilitate partnerships for the Grant project, supporting water resource development and protecting Wyoming water rights. The Green River Urban Renewal Area/Main Street Agency recognizes the value of the Grant project and will play an active role in downtown and riverfront revitalization, bringing their energy and experience to the table. GroWyo, LLC is a current owner of a historical building in downtown Green River. As a stakeholder, they will engage their partners with Grant activities. The Green River Greenbelt Task Force will be a resource to the Grant Project, with an eye toward preservation of greenfields along the riverfront.

(ii) Project Roles

List of Project Partners & Roles		
Partner Name	Point of Contact (Name, Email and Phone)	Specific Role in the Project
Voluntary Remediation Program	Cindi Martinez, Brownfields Program Supervisor email: cindi.martinez@wyo.gov phone: 307-777-2948	Grant Applicant and Coalition Lead; Grant budget management; and oversight of work by a technical contractor
Goshen County Economic Development Corporation	Lisa Miller, Chief Executive Officer; email: lisa@goshenwyo.com phone: 307-532-5162, x6	Coalition Partner & community liaison, who will identify additional sites, conduct outreach, and attend public meetings
City of Green River	Mark Westenskow, P.E., Director of Public Works; email: mwestenskow@cityofgreenriver.org phone: 307-872-0525	Coalition Partner & community liaison, who will identify additional sites, conduct outreach, and attend public meetings
Laramie Mainstreet Alliance	Trey Sherwood, Director email: downtownlaramie@gmail.com phone: 307-760-3355	Coalition Partner & community liaison, who will identify additional sites, conduct outreach, and attend public meetings
City of Laramie	Derek Teini, Planning Manager, City of Laramie Planning Manager email: DTeini@cityoflaramie.org phone: 307-721-5245	Project Partner, who will identify additional sites, facilitate redevelopment planning, and attend public meetings
Sweetwater Economic Development Coalition	Kayla McDonald email: mcdonaldk@sweet.wy.us phone: 307-872-3925	Project Partner, who will identify local contacts and conduct outreach
Green River Chamber of Commerce	Lisa Herrera, CEO email: office@grchamber.com phone: 307-875-5711	Project Partner, who will ensure infrastructure is in place
Sweetwater County Conservation District	Mary Thoman, Chair email: admin@swccd.us phone: 307-362-5257	Project Partner, who will support water development projects and protect water rights
Green River URA/Main Street Agency	Sherry Bushman, Chair email: jmelvin@cityofgreenriver.org phone: 307-872-6141	Project Partner, who will attend public meetings
GroWyo, LLC	Marty Carollo [REDACTED] [REDACTED]	Project Partner, who is a property owner that has a vested interest in downtown redevelopment
Green River Greenbelt Task Force	Carolyn Liedtke, Chair	Project Partner, who will identify ways to protect greenspace through redevelopment

	email: cliedtke@cityofgreenriver.org phone: 307-872-6151	
GR/RS/SW: Co-Joint Powers Water Board	Bryan Seppie, P.E. email: bseppie@jpwb.org phone: 307-875-4317, ext. 230	Project Partner, who will be directly involved with assessment and redevelopment planning for the WTP in Green River

(iii) Incorporating Community Input

At a minimum, six public meetings will be held during the Grant period. The VRP proposes to host the meetings in person, if all pandemic restrictions are lifted and it is safe to do so. Alternatively, virtual meetings will be held. If possible, meetings will be held at brownfield venues in the Target Areas. Meeting topics will include the Grant objectives, including benefits to property owners and the community at large. During these initial meetings, community members and property owners will be asked to provide input and feedback on the mechanisms they would find useful for providing future project updates. Updates will be provided during subsequent public meetings. The VRP will also develop a webpage to provide updates, advertise meetings, and allow for public input. All public input will be considered and used to inform future planning efforts, as appropriate.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Description of Tasks/Activities and Outputs: As Lead, the VRP will be accountable to EPA for managing the Grant budget and ensuring that all activities, detailed under the five Tasks below, are conducted in accordance with the Grant guidelines and work plan, as well as the priorities of the Partners and communities. The Coalition is committed to a timely execution of all activities during the three-year Grant period. Immediately after the Grant application is submitted, the Coalition will develop a MOA to establish roles and responsibilities, and routes of communication. At a minimum, the Coalition will hold quarterly meetings during the Grant period. Upon EPA approval of the cooperative agreement for the Grant, the VRP will initiate the process to retain a technical contractor that is a qualified environmental professional (QEP). The VRP will work closely with the QEP to develop documents and oversee field work for the Grant project. The VRP will provide regular updates to EPA on all Grant activity, including regular updates to ACRES, and will ensure that Grant close-out activities are completed in a timely manner.

Task 1 – Community Outreach
i. <i>Project Implementation:</i> The Coalition will develop informational materials (e.g., announcements, digital media, and fact sheets) and host public kick-off meetings in the Coalition Partners' communities. Additional public meetings and open houses will align with the Phase II ESAs to identify planning activities that each community thinks are most beneficial.
ii. <i>Anticipated Project Schedule:</i> Initial community outreach, including public meetings, will take place during Quarters 1 and 5 of the Grant period.
iii. <i>Task/Activity Lead:</i> The VRP, in collaboration with Coalition Partners and input from Project Partners, will conduct community outreach throughout the Grant period. A technical contractor, under VRP oversight, will organize the public meetings and develop informational materials for mailing and/or distribution.
iv. <i>Outputs:</i> A minimum of 6 public meetings will be held. Up to 12 scholarships will be provided to community stakeholders for travel and lodging expenses to attend meetings.
Task 2 – QAPP
i. <i>Project Implementation:</i> A quality assurance project plan (QAPP) will be developed to meet EPA and VRP requirements to ensure that robust data is collected to support decision-making under the Grant project.
ii. <i>Anticipated Project Schedule:</i> The QAPP will be finalized by Quarter 2 of the Grant period.
iii. <i>Task/Activity Lead:</i> Under the direction and in concert with the VRP, the technical contractor will develop a QAPP.
iv. <i>Outputs:</i> 1 QAPP, subject to EPA approval

Task 3 – Assessment

- i. **Project Implementation:** The VRP, in collaboration with our Partners, have already taken the first step to identify priority brownfield sites. After the Grant is awarded, the VRP will provide to EPA the necessary information to determine eligibility for each priority brownfield. At the same time, the VRP will ensure access to the properties is granted to the EPA, VRP, and respective contractors. The technical contractor will prepare additional planning documents for field work, such as a health and safety plan and sampling and analysis plan(s), in accordance with all regulations and guidance. These documents will be reviewed and approved by EPA and the VRP. Phase I environmental site assessments (ESAs), including sampling hazardous building materials and/or environmental media, will be conducted at each priority site. Phase II ESAs will also be conducted if more information is needed to understand the extent of hazardous building materials and/or impacted environmental media. If Phase II ESAs indicate that a site should enter the VRP for further investigation, evaluation and cleanup, staff will be well-positioned to provide added value with extensive experience through site familiarity.
- ii. **Anticipated Project Schedule:** Quarters 2 through 6 of the Grant period, achieving 35% Grant drawdown
- iii. **Task/Activity Lead:** Under the direction and in concert with the VRP, the technical contractor will produce documents and conduct assessments.
- iv. **Outputs:** Planning documents, including health and safety plan(s) and sampling and analysis plan(s), to guide field work will be prepared. A minimum of 20 Phase I and 6 Phase II ESAs, including site history and sampling and analysis for hazardous building materials and contaminated environmental media, will be conducted. Reports will be produced to summarize the ESA findings.

Task 4 – Redevelopment Planning

- i. **Project Implementation:** Planning activities, such as site-specific cleanup planning, area-wide planning, and market feasibility, will bring brownfields through the redevelopment process to the cleanup phase. While some sites may receive a clean bill of health upon assessment, others that need cleanup will be recommended to be enrolled in the VRP. The VRP will provide oversight of the cleanup process and determining eligibility to apply for WBRLF funds. Properties with the highest viable economic potential will be candidates for the WBRLF, as well as other potential funding sources such as the EPA Cleanup Grant.
- ii. **Anticipated Project Schedule:** Quarters 7 through 12 of the Grant period
- iii. **Task/Activity Lead:** Under the direction and in concert with the VRP, the technical contractor will produce documents to support redevelopment of brownfields.
- iv. **Outputs:** A minimum of 24 redevelopment plans, including estimating cleanup costs, will be produced.

Task 5 – Brownfields Conference

- i. **Project Implementation:** Attendance at a National Brownfield Conference will stimulate blue-sky solutioneering and produce on-the-ground results for the Grant project and Wyoming communities.
- ii. **Anticipated Project Schedule:** Within the three-year Grant period
- iii. **Task/Activity Lead:** Two VRP staff will be selected to attend the conference.
- iv. **Outputs:** 2 conference attendees

b. Cost Estimates

Approximately 65% of the Grant budget will go directly to site assessment activities, and 32% to redevelopment planning. No expenses will be incurred for personnel, fringe benefits, equipment, "other", or indirect cost categories. VRP time will be provided in-kind, at no cost to the Grant. All contractual costs are based upon the VRP's knowledge and recent experience with contractor invoicing.

Task 1: Community Outreach Supplies (e.g., paper, printing, and postage) for each public meeting are estimated at \$200/each (6 meetings = \$1,200). Scholarships are based upon current average Wyoming per diem rates for lodging and incidentals at \$151 (12 scholarships = \$1,812) with extra money to account for rate increases over the next three years. **Task 2: QAPP** Contractual costs for a QAPP are estimated at \$8,000. **Task 3: Assessment** Contractual costs are estimated for a Phase I at \$10,000 (20 Phase I = \$20,000) to include sampling and analysis of building materials and a Phase II at \$30,000 for sampling and analysis of environmental media. **Task 4: Redevelopment Planning** Contractual costs are estimated

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for a redevelopment plan, including cleanup costs, at \$8,000 (24 redevelopment plans = \$192,000). **Task 5: Brownfields Conference** Travel cost, based upon recent estimates for airfare, hotel, and per diem, at \$1,500 (2 attendees = \$3,000).

Budget Categories		Project Tasks (\$)					
		Task 1: Community Outreach	Task 2: QAPP	Task 3: Assessment	Task 4: Redevelopment Planning	Task 5: Brownfields Conference	Category Totals
Direct Costs	Travel	2000	0	0	0	3000	5000
	Supplies	1200	0	0	0	0	1200
	Contractual	3800	8000	390000	192000	0	593800
Total Budget		7000	8000	390000	192000	3000	600000

c. Measuring Environmental Results

VRP project managers will provide written/electronic monthly project updates during team meetings to the Brownfields Assessment Supervisor and staff and will upload information into our database. The VRP will generate quantitative progress reports to share with EPA, the Partners, community leaders, and the public, as needed. The WDEQ maintains a robust website that is easily accessible to the public with the ability to request documents from the public record. An Internet platform (listserv, "Announcements" on the WDEQ website, social media, and press release announcements provided by the WDEQ Public Information Officer) and written progress reports will be provided to the Partners, public, and any other interested stakeholders at least quarterly, or when milestone activities are completed. Sites that enroll in the VRP, as indicated by Phase II findings, will follow statutory and administrative processes, which adds additional layers for public participation, and project tracking. All milestone activities will be entered into our internal site and project management database. All documents generated during the VRP investigation (as well as documents from Grant activities) and/or cleanup will be uploaded into SharePoint that will ultimately be public-facing.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

(i) *Organizational Structure*

WDEQ has a well-established network of highly-qualified administrative, accounting, and legal staff to support all aspects of VRP work that involves maintaining records, sending/receiving correspondence, processing invoices, and contracting. VRP staff have degrees in geology, ecology, environmental biology, chemical engineering, and environment and natural resources. As a team of 12 staff members, we have extensive experience in planning and reviewing workplans, site characterization reports, drafting correspondence, and conducting public meetings and outreach. We also have intimate familiarity with the 40 CFR, Wyoming Environmental Quality Act, and guidance from a variety of reliable and proven sources. As the Coalition Lead, we are very well-positioned to implement all Grant activities in a timely and efficient manner. The Coalition Partners are well-respected leaders with long-standing dedication to their community members. As projects are considered, coalition partners and/ or project partners will submit an application for review by all coalition members, with applications scored using a series of ranked and weighted relevant categories. Considerations in scoring will include practical project components such as ease of access, likely timeframe needed to complete work, existing infrastructure use; and redevelopment aspects such as, the site is a likely anchor or catalyst site, there are current revitalization plans proximate to the site, the property will transfer ownership soon, etc.

(ii) *Description of Key Staff*

As Brownfields Program Supervisor under the VRP and Project Director for the Grant, Cindi Martinez has decades of experience in successful management of EPA grants for our cleanup programs. VRP staff members, Bret Bergstrom and Sarah Bargsten, will support Cindi in carrying out tasks under the Grant.

Through decades of combined experience, VRP staff have extensive contracting experience and knowledge of requirements for planning documents, including QAPPs. Under Cindi's guidance, Bret and Sarah will work directly with the technical contractor on document deliverables and will provide oversight in the field. The Coalition Partners bring extensive experience and added value of intimate community knowledge to the Grant project. Lisa Miller is the CEO of GCEDC. The organization has received several USDA grants, all of which resulted in exceeding grant requirements. Brayden Connour is the Business Development Director of GCEDC. His experience includes grant review while employed at the WBC and grant management in his role with GCEDC. As City of Green River staff, Mark is a licensed professional engineer (civil) and experienced project manager. He oversaw the successful completion of the Historic Depot cleanup under the EPA Cleanup Grant. For the past 10 years, Trey Sherwood has served as the LMA Director, who strives to preserve downtown Laramie while enhancing its economic and social vitality. Trey coordinates a wide range of economic development, historic preservation, promotion, public art and fundraising activities for a vibrant downtown while leading the efforts of a mission driven, volunteer board of directors. She specializes in community engagement and building relationships with and providing resources to the district's 290 small businesses.

(iii) Acquiring Additional Resources

As the Grant Lead, the VRP has decades of experience in project management. We have well-defined procedures for securing and managing contractors to provide technical services to WDEQ for work conducted under our cleanup programs. The Wyoming Administration and Information/Purchasing Section maintains a public website that is used by all state agencies to advertise requests for professional services. In addition, Wyoming statute requires that the contracting request is advertised in print for two consecutive weeks. Both methods of advertisement ensure that we consistently reach qualified contractors to submit their statements of interest, statements of qualifications, and requests for proposals for statewide projects. VRP staff are well-versed in advertising contract solicitations and the process for procuring contractors in accordance with state and federal requirements to ensure open competition and equal opportunity for contractors. Once a contractor is selected, our contracts and accounting staff develop a project-specific contract. After the State Attorneys General review the contract, accounting staff administer Grant fund, and project managers oversee the Grant budget and activities.

b. Past Performance and Accomplishments

(i) Currently Has or Previously Received an EPA Brownfields Grant

As the recipient of the SRP grant for 18 years, the VRP understands cooperative agreements and the requirements of those agreements. Our current SRP RP96879619 grant requires semi-annual reporting, to include documentation of the number of new VRP sites, milestone activities, meetings, site visits and time spent reporting those activities. When SRP funding is used for assessment or cleanup, ACRES is updated. Annual grant allocations are fully and consistently expended in full in accordance with our workplans, that are provided to EPA each year of the 5-year grant. At the end of each 5-year reporting period, a grant close-out report is provided to the EPA Project Officer. The VRP is also a current Site-specific Assessment Grant BF96845801 recipient. Under this grant, soil samples were collected and analyzed for petroleum hydrocarbons, chlorinated solvents, PCBs, asbestos and LBP contamination. Groundwater, sediments and surface water are also under investigation, and quarterly reporting is provided to the EPA Project Officer on time. An ABCA is currently in development to guide cleanup at the site. Appropriate and timely drawdown of funds has resulted in ~85% of the grant expended. In addition, the VRP is a partner with the WBC in the Wyoming Brownfields Revolving Loan Program BF96846101, awarded by EPA in 2018. The VRP provides the quarterly reporting to EPA for that grant.

(ii) Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

This section is not applicable, as described above in 4b(i).

(iii) Never Received Any Type of Federal or Non-Federal Assistance Agreements

This section is not applicable, as described above in 4b(i).

ATTACHMENT

THRESHOLD CRITERIA RESPONSE

**FY2021 EPA ASSESSMENT COALITION GRANT APPLICATION
THRESHOLD CRITERIA RESPONSE**

1. Applicant Eligibility

VRP is the applicant for this FY21 Brownfields Assessment Coalition Grant. Established by the Wyoming Legislature, the VRP has the statutory authority to identify, inventory, and investigate potentially contaminated brownfields sites throughout Wyoming. We have intimate knowledge of our state's industries, communities and rural areas, and are ideally positioned to provide assessment assistance and cleanup planning for Laramie, Green River, Goshen County, and communities statewide.

Signed letters of commitment from each Coalition Partner are provided as an attachment, following the Compass Report.

2. Community Involvement

The VRP has a breadth of experience with public meetings and forms of outreach, including charrettes, formal administrative hearings, open houses, and various media platforms. We have found that the best method to reach out to communities is face-to-face visioning sessions with interactive forums, where residents and stakeholders can express their ideas and visions for sites in an open, creative and safe venue. Kansas State University Technical Assistance to Brownfields are valuable and committed partners to the VRP, developing, assisting with, and facilitating workshops and visioning sessions in several Wyoming communities over the years. Until pandemic restrictions are lifted and it is safe to host in-person meetings, the VRP has resources and expertise for hosting virtual meetings.

3. Expenditure of Assessment Grant Funds

The VRP has verified through the R8 EPA Project Officer that the current Compass report indicates a drawn down of more than 70% of a previously awarded and active site-specific assessment grant in the amount of \$325,000 for the former Acme Power Plant site. The available balance is \$48,034.70, which is a drawdown of 85.2%, making the VRP eligible to apply for the FY21 Assessment Coalition Grant. The most recent Compass report is attached to this application.

ATTACHMENT
COMPASS REPORT

Expand

[illegible][illegible]

ATTACHMENT

COALITION MEMBER COMMITMENT LETTERS



Sept. 25, 2020

Re: Letter of Support for EPA FY21 Brownfields Assessment Coalition Grant

Laramie Main Street Alliance (LMSA) is proud to partner with the Wyoming Department of Environmental Quality to help build a strong, healthy and vibrant downtown for our community.

For the past 15 years, Main Street, a 501c3, has strived to preserve downtown Laramie while enhancing its economic and social vitality. As the Director, I coordinate a wide range of economic development, historic preservation, promotion, public art and fundraising activities for downtown while leading the efforts of a mission driven, volunteer board of directors. I will utilize my public engagement and relationship-building skills to support this project as a Coalition Grant Partner and community liaison while reaching out to downtown property owners identified as potential brownfields.

Downtown serves as the heart and soul of our community that enhances Laramie's quality of life while creating opportunities for entrepreneurs, new jobs, affordable housing, healthy lifestyles, rehabilitation and reuse of historic properties. As such, we are excited to partner with WDEQ and the Coalition Grant Partners to realize the full economic potential of the district.

Please reach out if you have any questions about our role or support of this project. I appreciate your consideration!

A handwritten signature in black ink that reads "Greg Sherwood". The signature is fluid and cursive, with a long horizontal line extending from the end.

Director, LMSA

Laramie Main Street Alliance
115 Iverson Avenue, Laramie, WY 82070
307-760-3355 downtownlaramie@gmail.com



GOSHEN COUNTY ECONOMIC DEVELOPMENT CORPORATION & GOSHEN COUNTY CHAMBER OF COMMERCE
Partners in Business & Community Development

September 22, 2020

Ms. Cindi Martinez
Brownfields Program Supervisor, Voluntary Remediation Program
Wyoming Department of Environmental Quality
200 W. 17th Street, 2nd Floor
Cheyenne, WY 82002

RE: WEDQ Assessment Coalition Grant for Wyoming Communities Grant

Dear Cindi

This letter is in support of Wyoming Department of Environmental Quality Assessment Coalition Grant for Wyoming Communities Grant.

Goshen County is a rural county located in Southeast Wyoming which encompasses the City of Torrington; the Towns of Fort Laramie, LaGrange, Lingle and Yoder; and the unincorporated communities of Hawk Springs, Huntley, Jay Em, and Veteran.

In this big land with wide open opportunity, and where small business is big business, Torrington, is the largest municipality in Goshen County and has the most potential for economic growth and diversification.

We, at Goshen County Economic Development have identified a salvage yard, north of Torrington, as a potential brownfield site. As the number one Ag producing county, recent closures of the Western Sugar plant and ethanol facility along with larger economic issues, these impacts have diminished our ability to assist with brownfield site cleanup. GCEDC and the Grant Coalition Partners have a direct connection to the community that is necessary for successful work under the Grant.

Incorporated in 1987 to create jobs, encourage business growth, and build on local community assets, GCEDC's work boosts the local economy, whether it is by nourishing existing businesses toward success and growth, assisting entrepreneurs, or attracting new investments. Goshen County is a designated qualified Opportunity Zone and has extensive experience in partnering with local businesses, property owners, and state and federal partners such as the USDA, SBDC, and others. GCEDC enjoys strong support from local business and industry, city and county government, and the citizens of Goshen County as our residents were the first in Wyoming to approve a county-wide sales tax for economic development.

On behalf of GCEDC, we look forward to working with WDEQ and being part of the Grant Coalition Partners.

Thank you,

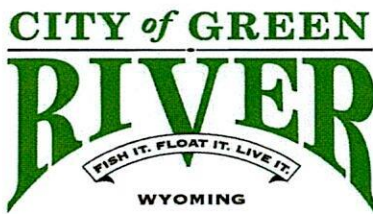
Lisa Miller
Chief Executive Officer



Goshen County Economic Development Corporation
110 W 22nd Avenue | Torrington, Wyoming | 307-532-5162
GoshenWyo.com



Goshen County Chamber of Commerce and Visitor Center
2042 Main Street | Torrington, Wyoming | 307-532-3879
GoGoshen.net



Ryan Rust
Gov't Affairs & Grants Manager
50 E 2nd North Street, Green River, WY 82935
(307) 872-6143 rrust@cityofgreenriver.org
www.cityofgreenriver.org

October 1, 2020

Cindi Martinez
Brownfield and Orphan Sites Remediation Program Supervisor
Solid and Hazardous Waste Division
Wyoming Department of Environmental Quality
200 W. 17th Street, 2nd Floor
Cheyenne, WY 82002

RE: Statewide Assessment Grant for Brownfield Redevelopment

Dear Ms. Martinez:

On behalf of the City of Green River please accept this letter of support as part of your application for an EPA Brownfields Assessment Coalition Grant, and as certification that we agree to serve as a Grant Coalition Member. As a coalition partner we are excited about the potential opportunities this funding presents for our community, and look forward to partnering with the Wyoming Department of Environmental Quality to assess and plan for the remediation of contaminated sites.

As you know, in 2017, the City of Green River successfully partnered with Wyoming DEQ to remove hazardous materials at our historic Union Pacific Depot through a Brownfields Cleanup grant. With the completion of this project, the City is now moving forward with plans to utilize this historic facility to benefit businesses, residents, and visitors in our community. To support Wyoming DEQ's current application, we have identified three potential sites for assessment. These include two structures within our Central Business District, the Green River Mercantile Building and the Stanley Hotel/Isis Theater, and one along our River Corridor, the old Water Treatment Plant.

In 2012, the City of Green River Comprehensive Master Plan identified the River Corridor and the Central Business District as community assets that were underutilized. Goals from the plan include preserving the area's unique history and culture, enhancing connections between downtown and the riverfront, adding vibrancy and activity to downtown and the riverfront, and stimulating reinvestment and targeted infill and redevelopment. Numerous steps have already been undertaken, and resources have been committed to achieve these goals, but additional hazardous material assessment, and eventual abatement, will be vital to achieving a safe, healthy, and vibrant community.

It is for these reasons that we are happy to support your efforts to secure funding support to assess, and plan for the remediation of contaminated sites in the City of Green River and the State of Wyoming. We look forward to working with all partners involved during this worthwhile project.

Sincerely,

A handwritten signature in black ink that reads "Ryan Rust".
Ryan Rust

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

State of Wyoming

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

8099154160000

d. Address:

* Street1:

200 W 17th Street

Street2:

Suite 400

* City:

Cheyenne

County/Parish:

Laramie

* State:

WY: Wyoming

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

82002-0001

e. Organizational Unit:

Department Name:

Environmental Quality

Division Name:

Solid & Hazardous Waste

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Jeanine

Middle Name:

* Last Name:

Buchholtz

Suffix:

Title:

Senior Accounting Analyst

Organizational Affiliation:

Administration

* Telephone Number:

307.777.7056

Fax Number:

* Email:

jeanine.buchholtz@wyo.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY21 Brownfields Assessment Coalition Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

all

* b. Program/Project

all

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

03/01/2021

* b. End Date:

02/28/2022

18. Estimated Funding (\$):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

10/02/2020

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Kimber

Middle Name:

* Last Name:

Wichmann

Suffix:

* Title:

Management Services Administrator

* Telephone Number:

307.777.7198

Fax Number:

* Email:

kimber.wichmann@wyo.gov

* Signature of Authorized Representative:

Jeanine A Bucholtz

* Date Signed:

10/27/2020